



Apartment Two-bedroom (3+1)

112 m², Prague 2, Vinohrady, Polská

€ 781 642 | CZK 18 990 000





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Total area	113 m²
Floor area*	112 m²
Balcony	1 m²
Parking	-
Cellar	8 m²
PENB	G
Reference number	109619

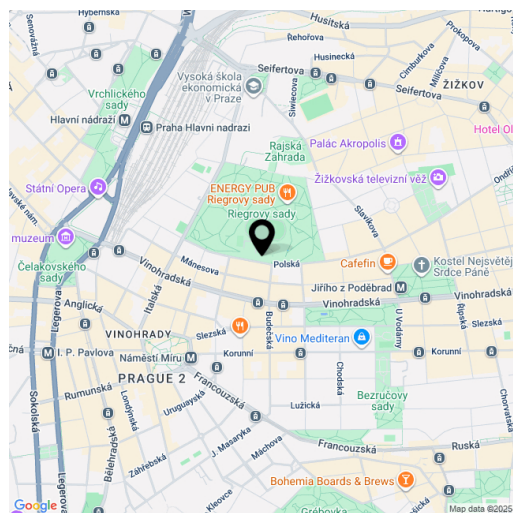
This 100-meter apartment with high ceilings, a balcony, and views of the greenery is part of an elegant apartment building with an elevator. An excellent location in the wider center of the city, in Vinohrady on the 1st line of buildings facing Riegrovy Sady Park.

The layout of the apartment located on the 3rd floor consists of a living room, a kitchen with a dining area and access to a **balcony**, two bedrooms, a spacious entrance hall, a closet, a **walk-in wardrobe**, a bathroom, and a separate toilet. The windows provide views of the **green courtyard** and **park**.

Windows are wooden; floors are original **parquets**; interior doors are also original wooden paneled with **brass handles**. The ceiling height is **3.4 m**. The interior is suitable for modernization. The apartment comes with a **large cellar**, and the building is nicely maintained and has a **modern elevator** that goes the mezzanines.

The entrance to **Riegrovy Sady Park** is right next to the building, and its location on a side one-way street is also an advantage. Kindergartens and elementary schools or a **high school** are nearby, and a **swimming pool**, many cafes, restaurants, and shops including a supermarket, and theaters and the **National Museum** are also within walking distance. Excellent public transport connections are provided by the metro and trams, and the Main Railway Station is within easy reach.

Floor area according to a survey 112.1 m², balcony 1.2 m², cellar 7.6 m².



* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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